

Subdivision Activity

2003 Subdivision Highlights

1. Approximately 124 subdivision plats were recorded last year with the Sedgwick County Register of Deeds. Of these, 102 plats (82 percent) were located in Wichita or the unincorporated portions of Sedgwick County and the remaining 22 plats (18 percent) were in the County's small cities.
2. Of the residential lots created by platting in Sedgwick County in 2003, 68 percent were located in Wichita or in its 2010 Urban Service Area, as identified by the Comprehensive Plan. This is up 27 percent from 2002.
3. Last year 4,203 new residential lots were platted or split. On these lots, there is the potential to build 4,383 residential units across the county. These figures are up 57 and 52 percent respectively from 2002.
4. Of the 11 statistical development areas (SDA's) in Sedgwick County, the Northwest SDA recorded the greatest share of platting activity in 2003 with 35 percent of all potential residential lots in the county. This was followed by the East SDA with 15 percent.

PLATTING AND LOT SPLITS

Approximately 124 subdivision plats were recorded in Sedgwick County and Andover during 2003. This is almost equal to the 123 new plats recorded in 2002. Of the 2003 total, 23 (19 percent) were replats. Also, of this overall total, 102 plats (82 percent) were located in Wichita or the unincorporated portions of Sedgwick County and 22 plats (18 percent) were located in the county's small cities. Andover recorded 6 plats during 2003.

Lot splits, a division of one subdivided lot into 2 to 4 developable lots, produced 33 residential lots, 32 commercial lots, and 37 industrial lots across Sedgwick County and in Andover. The statistical development areas and the corresponding 2003 platting activity for residential, commercial, office and industrial lots are illustrated in **Figures 6 and 7** on the following pages.

Last year there were 4,205 residential lots platted or split, with the potential for a total of 4,387 residential units distributed across the county. This is an increase of 41 percent for new lots compared to the five-year average. Commercial/office platting and lot split activity in Sedgwick County accounted for 112 new lots, and new industrial lots numbered 78 in 2003.

Highlights (continued)

5. The Northwest SDA led the Wichita urbanized area with 34% of all potential dwelling units (1500 units). The East SDA had the second highest percentage of potential dwelling units at 15% (653 units) in 2003.
6. In 2003, 1,206 residential lots were platted in USD 259, Wichita, with the potential for 1,363 dwelling units. USD 266, Maize, experienced the second largest number at 1,174 newly platted residential lots, with the potential of 1,189 residential units. USD 265, Goddard, reported the third largest number of newly platted residential lots and potential residential units with 839.
7. Commercial/Office platting and lot split activity in Sedgwick County accounted for 105 new lots, and industrial platting accounted for 78 new lots. These figures are down 71 percent and three percent respectively from 2002.

Figure 6

2003 Sedgwick County Residential Platting and Lot Split Activity

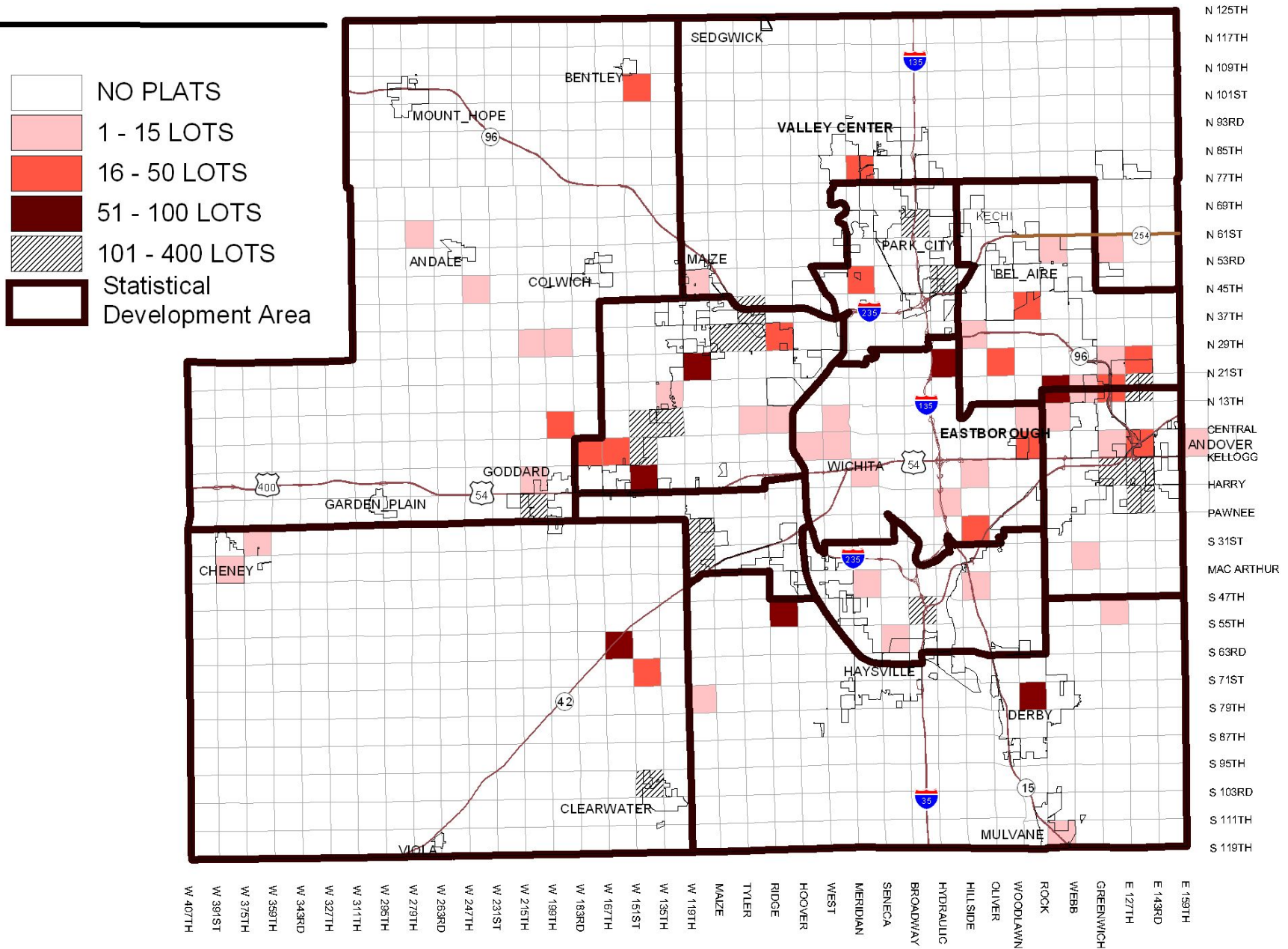
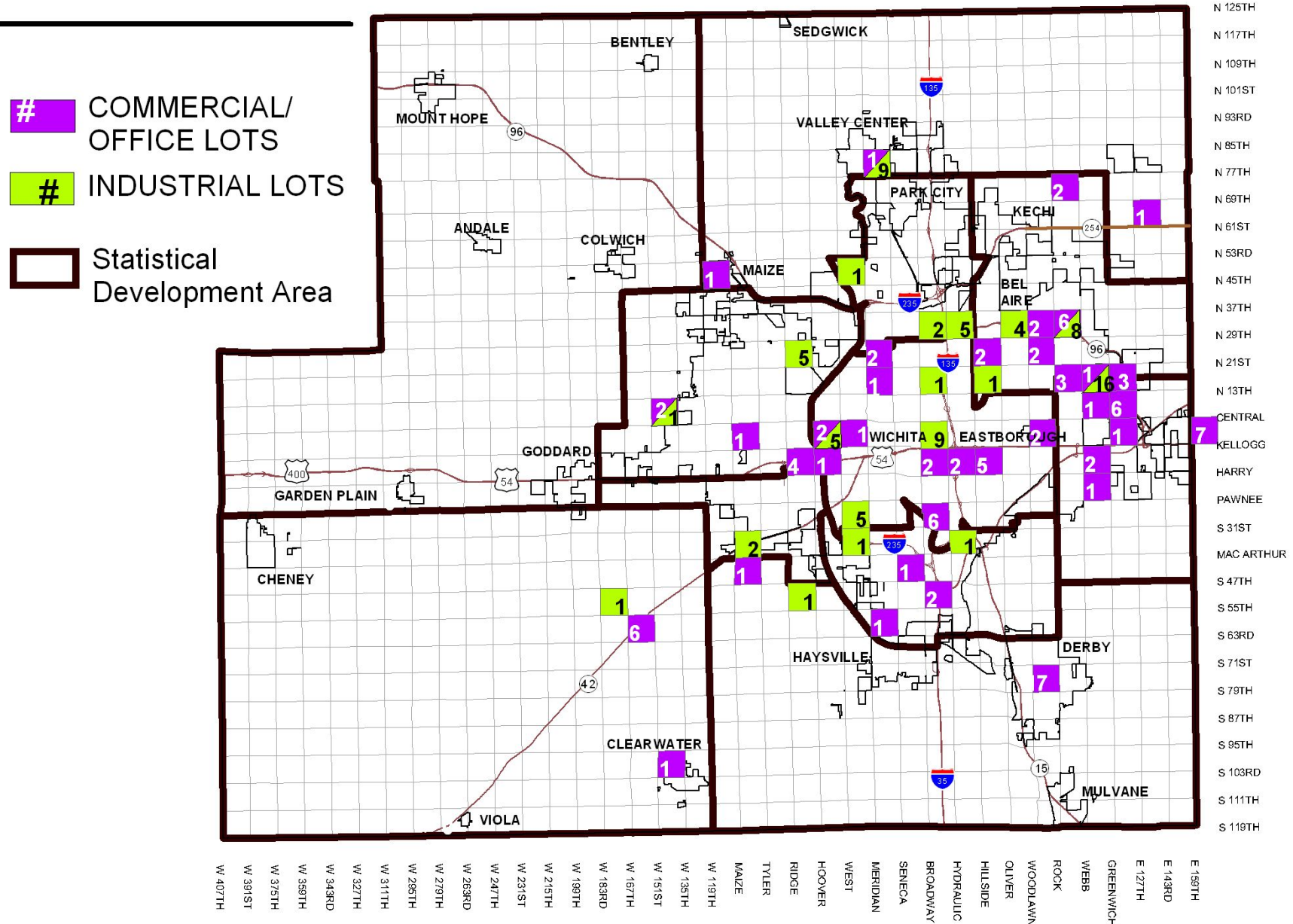


Figure 7

2003 Sedgwick County Commercial/Office and Industrial Platting and Lot Split Activity



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Platting totals for Wichita and the unincorporated areas of Sedgwick County were determined by aggregating data from the Metropolitan Area Planning Department's Recorded Plat Reports. Platting activity for each of the county's small cities was provided by a building permit and platting activity survey conducted by MAPD.

Platting by Statistical Development Area

Tables 7 and 8 list the number of lots platted or split in 2003 by statistical development area along with averages for the years 1998 through 2002. It should be noted that most of the statistical development areas include all or part of one or more small cities. **Table 7** gives residential subdivision activity while **Table 8** gives commercial/office and industrial activity. Year 2003 platting information for Andover is also provided.

Table 7

Residential Platting and Lot Split Activity by Statistical Development Area						
Statistical Development Area	2003 Residential Lots	2003 Potential Dwelling Units	2003 Percent of Sedgwick Co. Potential Units	5 Year Average Residential Lots	5 Year Average Potential Dwelling Units	5 Year Average of Sedgwick Co. Potential Units
Wichita Urbanized Area						
Central (C)	155	223	5%	57	107	3%
East (E)	617	653	15%	400	412	13%
North (N)	265	265	6%	256	289	9%
Northeast (NE)	474	535	12%	470	488	16%
Northwest (NW)	1485	1500	34%	569	594	19%
South (S)	192	192	4%	108	115	4%
Southwest (SW)	292	292	7%	129	129	4%
Urbanized Area Subtotal	3480	3660	84%	1989	2134	68%
Remainder of County						
County Northeast (CNE)	154	154	4%	152	152	5%
County Northwest (CNW)	197	197	4%	295	295	9%
County Southeast (CSE)	141	141	3%	477	486	16%
County Southwest (CSW)	231	231	5%	61	61	2%
Remainder of Co. Subtotal	723	723	16%	821	827	32%
Sedgwick Co. TOTAL	4203	4383	100%	2974	3127	100%
Andover**	2	4				

**Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.

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Figures 8 and 9 illustrate the trend for the individual years used in the five-year averages.

Figure 8

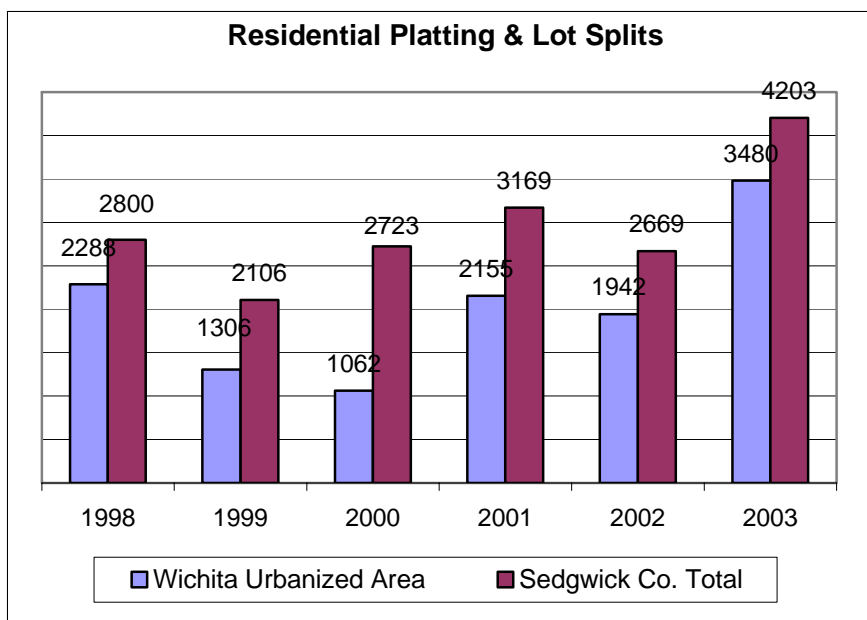


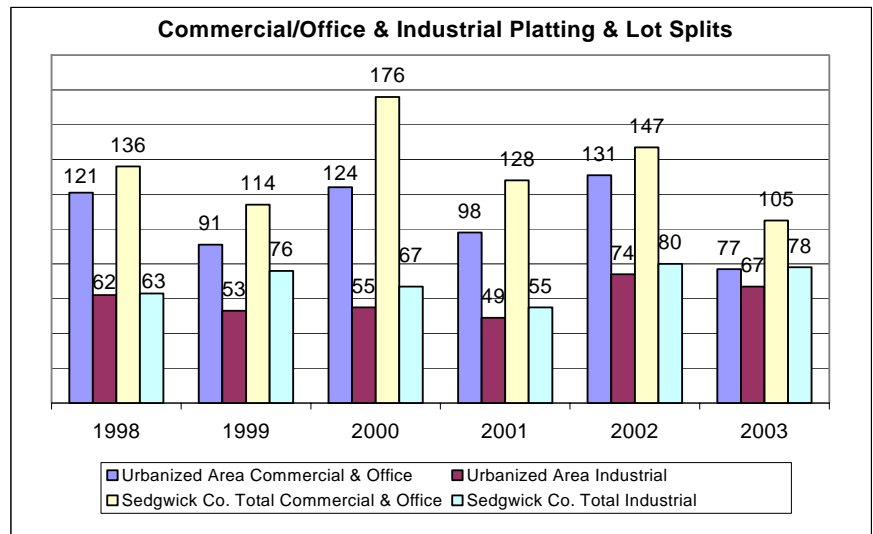
Table 8

Commercial/Office and Industrial Platting and Lot Split Activity by Statistical Development Area					
Statistical Development Area		2003 Commercial & Office Lots	2003 Industrial Lots	5 Year Average Commercial & Office Lots	5 Year Average Industrial Lots
<u>Wichita Urbanized Area</u>					
Central	(C)	22	21	18	13
East	(E)	13	16	23	5
North	(N)	2	8	9	12
Northeast	(NE)	29	13	21	12
Northwest	(NW)	7	6	33	11
South	(S)	4	1	5	2
Southwest	(SW)	0	2	1	7
Urbanized Area Subtotal		77	67	109	62
<u>Remainder of County</u>					
County Northeast	(CNE)	3	9	3	2
County Northwest	(CNW)	0	0	5	0
County Southeast	(CSE)	18	1	17	7
County Southwest	(CSW)	7	1	2	1
Remainder of Co. Subtotal		28	11	27	11
Sedgwick Co. TOTAL		105	78	136	73
Andover**		7	0		

**Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.

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Figure 9



For the year 2003, residential subdivision activity saw a 41 percent increase in lots created over the five-year average and a 57 percent increase from 2002. Meanwhile, the number of commercial/office lots created in Sedgwick County saw a decrease of 23 percent over the five-year average, and industrial lots created saw an 7 percent increase from the five-year average. The number of lots created for commercial/office decreased 71 percent and industrial decreased 3 percent from 2002 activity levels.

Platting by School District

For school districts, an important indicator of potential new students is the amount of development activity occurring within school district boundaries. While construction may not occur immediately after a subdivision is approved, platting activity levels are good indicators where new construction may occur in the future. Barring other local factors that influence school attendance, area school districts may generally expect enrollment trends to be impacted by the level of platting and building permit activity within their district.

Table 9 shows platting activity in school districts serving Sedgwick County and Andover in 2003. Residential subdivision activity in the Wichita school district accounted for 31 percent of 2003 potential dwelling units. The Maize and Goddard districts accounted for another 27 percent and 19 percent respectively.

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Table 9

		Residential Platting and Lot Split Activity by School District (*Does not include Wichita Multi-Family Residential Unit Counts)					
School District	Primary City	2003 Residential Lots Platted	2003 Potential Residential Units*	2003 Percent of Total Dwelling Units	5 Year Average Residential Lots Platted	5 Year Average Potential Residential Units*	5 Year Percent of Total Dwelling Units
USD 206	Whitewater	0	0	0.0%	0	0	0.0%
USD 259	Wichita	1,206	1,363	31.1%	794	871	27.2%
USD 260	Derby	74	74	1.7%	384	389	12.1%
USD 261	Haysville	72	72	1.6%	252	204	6.4%
USD 262	Valley Center	149	149	3.4%	135	181	5.7%
USD 263	Mulvane	8	8	0.2%	10	40	1.2%
USD 264	Clearwater	230	230	5.2%	62	62	1.9%
USD 265	Goddard	839	839	19.1%	640	647	20.2%
USD 266	Maize	1,174	1,189	27.1%	482	512	16.0%
USD 267	Colwich	46	46	1.0%	42	45	1.4%
USD 268	Cheney	4	4	0.1%	2	1	0.0%
USD 312	Haven	0	0	0.0%	0	0	0.0%
USD 331	Kingman	0	0	0.0%	0	0	0.0%
USD 356	Conway Springs	0	0	0.0%	1	1	0.0%
USD 369	Burton	0	0	0.0%	0	0	0.0%
USD 375	Towanda	2	2	0.0%	4	1	0.0%
USD 385	Andover*	363	373	8.5%	306	199	6.2%
USD 394	Rose Hill	1	1	0.0%	1	1	0.0%
USD 439	Sedgwick	0	0	0.0%	5	5	0.1%
USD 440	Bentley	37	37	0.8%	45	44	1.4%
TOTAL		4,205	4,387	100.0%	3162	3203	100.0%

**Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.

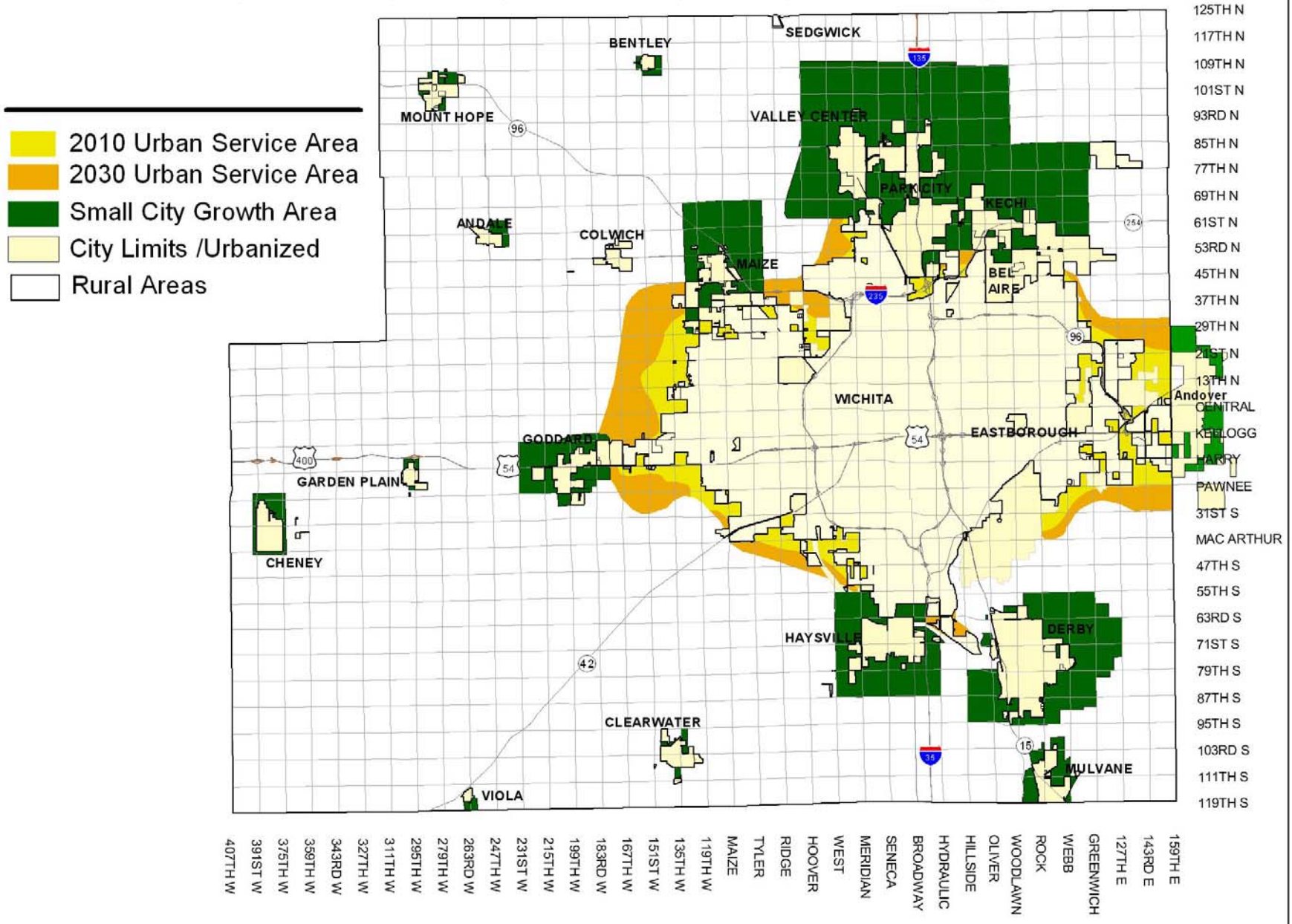
Residential Activity by Comprehensive Plan Growth Areas

Another important aspect of tracking residential activity across Sedgwick County is its location in relation to the Sedgwick County Development Guide, part of the *Wichita-Sedgwick County Comprehensive Plan* as recently amended by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

The Development Guide, which is in the process of being updated through September of 2004 and illustrated in **Figure 10**, was created as a tool to provide a sense of expected directions for future urban and suburban development in the county. The map is based on the direction of growth due to market conditions, the availability of public services/facilities, the cost of providing public infrastructure in the future, and other issues identified in the Wichita-Sedgwick County Comprehensive Plan and the comprehensive plans of individual small cities. The Development Guide identifies several key county areas of development:

Figure 10

Sedgwick County Development Guide (Currently Under Review)



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Small City Growth Areas: The small cities' future growth areas are generally located adjacent to their existing municipal boundaries, and indicate the direction and magnitude of growth these communities can expect over the next 30 years.

Wichita 2010 Urban Service Area: Wichita urban fringe areas that are partially developed or have the potential of being developed by the year 2010. These areas are readily accessible, and growth patterns would be cost-effective from the standpoint of community facilities and services.

Wichita 2030 Urban Service Area: These are areas where urban development would likely occur after 2010, based on current growth trends, but where infrastructure would not be ready to meet development within the next 10 years. Services may be extended into this potential growth area when growth demands justify additional land needs. Until urban-density development occurs, rural densities may be allowed if they are platted to accommodate urban density in the future as urban development reaches them.

Rural Areas: Areas for large-lot residential living where a full range of municipal services, including public water and sewer, are not available or planned. Such areas are characterized by residential lot sizes in the range of five to 10 acres. Again, until urban-density development occurs, rural residential subdivisions may be allowed if they are platted to accommodate urban density in the future as urban development reaches them. These areas are also meant to accommodate agricultural operations, often on substantial acreage, and other uses commonly found in rural areas.

Table 10 shows that 67 percent of the potential residential units created by platting in Sedgwick County in 2003 were located in the City of Wichita or its 2010 Growth Area as identified by the Comprehensive Plan. This is up from the five-year average of 52 percent. Small cities represented 11 percent of potential dwelling units platted in 2003.

Figure 11 illustrates the trends for the years included in the five-year averages and 2003.

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Table 10

Residential Platting and Lot Split Activity by Comprehensive Plan Growth Area (*Does not include Wichita Multi-Family Residential Unit Counts)						
County Development Area	2003 Residential Lots Platted	2003 Potential Residential Units*	2003 Percent of Total Dwelling Units	5 Year Average Residential Lots Platted	5 Year Average Potential Residential Units*	5 Year Percent of Total Dwelling Units
City of Wichita	475	589	13.4%	381	446	12.9%
Wichita 2010 Growth Area	2319	2385	54.4%	1289	1341	38.8%
Wichita 2030 Growth Area	453	453	10.3%	132	134	3.9%
Wichita & Wichita Growth Area Subtotals	3247	3427	78.2%	1801	1921	55.6%
Rural Areas	467	467	10.7%	214	228	6.6%
Small City & Small City Future Growth Area						
Andale	0	0	0.0%	0	0	0.0%
Bel Aire	0	0	0.0%	0	0	0.0%
Bentley	0	0	0.0%	33	10	0.3%
Cheney	4	4	0.1%	2	1	0.0%
Clearwater	129	129	2.9%	26	26	0.7%
Colwich	0	0	0.0%	3	8	0.2%
Derby	65	65	1.5%	361	466	13.5%
Eastborough	0	0	0.0%	0	0	0.0%
Garden Plain	0	0	0.0%	20	0	0.0%
Goddard	113	113	2.6%	164	345	10.0%
Haysville	8	8	0.2%	122	53	1.5%
Kechi	0	0	0.0%	20	25	0.7%
Maize	13	13	0.3%	9	9	0.2%
Mount Hope	0	0	0.0%	0	0	0.0%
Mulvane	8	8	0.2%	8	34	1.0%
Park City	122	122	2.8%	163	265	7.7%
Sedgwick	0	0	0.0%	5	0	0.0%
Valley Center	27	27	0.6%	51	69	2.0%
Viola	0	0	0.0%	0	0	0.0%
Small Cities & Their Growth Areas	489	489	11.2%	985	1309	37.8%
Sedgwick Co. Total	4203	4383	1	3000	3457	100.0%
Andover*	2	4				

*Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.

Figure 11

